

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION OF PARCEL C-2-37/69-75 FULTON STREET  
IN THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN  
RENEWAL AREA, PROJECT NO. MASS. R-77

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal project with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. Gino Palo has expressed an interest in and submitted a satisfactory proposal for the rehabilitation of housing in the "Project Area";

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Gino Palo be and hereby is tentatively designated as Redeveloper of Disposition Parcel C-2-37 subject to:
  - a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
  - b. Publication of all public disclosure and issuance of all approvals required by Chapter 121B of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
  - c. Submission within ninety (90) days in a form satisfactory to the Authority of:
    - (i) evidence of the availability of necessary equity funds; and

- (ii) working drawings indicating the number and composition of the units for new construction; and
- (iii) evidence of financing commitments from banks or other lending institutions; and
- (iv) proposed development schedules

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposal disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



69-75 FULTON ST.  
PARCEL C-2-37

May 1, 1975

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## MEMORANDUM

TO: THE BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WATERFRONT PROJECT, MASS. R-77  
TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL C-2-37/69-75 Fulton Street

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In response to a public offering of 69-75 Fulton Street, seven development proposals were submitted by interested parties, for the rehabilitation of this six-story structure. The submission made by Gino Palo of 83 Endicott Street, Boston, Mass. is being chosen because it brings with it strong community involvement and a team of contractor/architect that has already demonstrated fine accomplishments within Parcel C-2.

Gino Palo is a young builder who has successfully rehabilitated the home of Mr. & Mrs. Albert Colantonio of 125 Fulton Street, one of the first twelve chosen as developers within C-2. In addition, he is presently negotiating construction contracts with several other developers who are commencing work along Commercial Street.

The architect, John Sharratt, has been the designer of several outstanding housing developments within the South End Project and is presently involved with the Mercantile Wharf Building now under reconstruction on Commercial Street within Parcel C-2.

It is, therefore, recommended that the Authority tentatively designate Mr. Gino Palo as redeveloper of 69-75 Fulton Street.

An appropriate Resolution is attached.

